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Our Ref:

Your Ref:

Enquiries to:

4 July 2023

Homes Tasmania  
GPO Box 65  
HOBART 7001

Dear Sir/Madam,

### **Submission on the draft Tasmanian Housing Strategy**

Thank you for providing the opportunity to comment on the exposure draft of the Tasmanian Housing Strategy.

Sorell Council is one of the fastest growing local government areas in Tasmania. A key pillar of Council's Strategic Plan is facilitating regional growth with Sorell as the focal point for the south-east region for new services and employment. Key initiatives in support of this include:

- the commencement of the \$187 million South East Transport Solution;
- the \$20 million redevelopment of the Sorell School, which is nearly completion;
- the new \$8 million South East Sports Stadium;
- the upcoming Pembroke Park BMX facility (relocated from Glenorchy);
- the Jobs Hub development with the support of Skills Tasmania and the Australian Government;
- the new regional emergency services hub combining Police, TFS and SES units; and
- the announcement of a new Services Australia - Centrelink facility in Sorell.

In the next financial year, Council with the support of the Tasmanian Community Fund, will commence work on a social strategy that will identify future priorities and collaborative action to enhance outcomes for youth, ageing in place, employment, health and other key areas.

Council will continue to support and deliver key services for the community to increase our levels of self-sufficiency. We look forward to future conversations of how the Sorell LGA can support the delivery of good quality social and affordable housing.

Council is supportive of the policies and initiatives outlined in the strategy particularly in relation to improving the capacity of industry to deliver the needed housing stock, improved housing quality and diversity and efficient regulatory processes.

Council would like to see a focus on the whole of the development design and approval process and how more aligned and integrated planning and building regulatory systems may improve approval timeframes, reduce costs and better protect consumers. It is apparent to Council that significant financial costs and time delays occur after a planning permit has been issued through the building approval process. It is important to increase the capacity of a range of planning, design and engineering

fields through training, professional development and support in order to reduce bottlenecks in the space and ensure that the work undertaken on behalf of consumers is accurate and reliable.

Council would also like to see consideration given to how new or upgraded physical infrastructure such as sewer, roads or stormwater can be delivered at the right time by multiple agencies and with fair costs to unlock new housing opportunities. Council is consulting with 50 land owners at the edge of Sorell township in an area that is zoned Low Density Residential. If this area was serviced and rezoned to General Residential approximately 150 houses could be constructed. The provision of water, sewer, stormwater and electrical services to 50 parcels of land requires a high degree of coordination between owners, Council and service providers which could be supported by State initiatives.

The strategy could also support positive planning reform such as the use of inclusionary zoning to increase development potential of land in exchange for meeting targets for housing affordability or quality.

Lastly, Council recently made its submission on the draft Tasmanian Planning Policies. In this submission we argued that a high population growth scenario should be adopted for land use planning purposes. In recent years, actual growth has exceeded projected growth and we have not been able to adjust to bring forward the necessary strategic land use and infrastructure planning and implementation. It is easier to delay infrastructure expenditure in response to lower than expected growth than it is to adjust to high rates of growth. Moreover, the market can adjust more freely to lower than expected growth whereas is reliant on infrastructure and land release to higher than expected growth.

If you have any further queries regarding this letter please do not hesitate to contact Shane Wells, Manager Planning 📞 6269 0053.

Yours sincerely,



ROBERT HIGGINS  
GENERAL MANAGER